

When Recorded Return to:

Open Space Taxation Agreement Chapter 84.34 RCW

(To be used for "Open Space", "Timber Land" Classification or "Reclassification" Only)

Property Owner Bruce & Kim Coe - Swauk Pines LLC
Property Address 3942 Hidden Valley Road Cle Elum WA 98922
Legal Description See Attached

Assessor's Property Tax Parcel or Account Number 17787

Reference Numbers of Documents Assigned or Released _____

This agreement between Bruce & Kim Coe
hereinafter called the "Owner", and Kittitas County
hereinafter called the "Granting Authority".

Whereas, the owner of the above described real property having made application for classification of that property under the provisions of Chapter 84.34 RCW. And whereas, both the owner and granting authority agree to limit the use of said property, recognizing that such land has substantial public value as open space and that the preservation of such land constitutes an important physical, social, esthetic, and economic asset to the public, and both parties agree that the classification of the property during the life of this agreement shall be for:

- ☒ **Open Space Land – RCW 84.34.020(1)(a) or (b)**
☐ **Farm and Agricultural Conservation Land (a sub classification of open space land) – RCW 84.34.020(1)(c)**
☐ **Timber Land – RCW 84.34.020(3)**

Now, therefore, the parties, in consideration of the mutual covenants and conditions set forth herein, do agree as follows:

1. During the term of this agreement, the land shall be used only in accordance with its classified use.
2. No structures shall be erected upon such land except those directly related to, and compatible with, the classified use of the land.
3. This agreement shall be effective commencing on the date the legislative body receives the signed agreement from the property owner and shall remain in effect until the property is withdrawn or removed from classification.
4. This agreement shall apply to the parcels of land described herein and shall be binding upon the heirs, successors and assignees of the parties hereto.
5. The landowner may withdraw from this agreement if, after a period of eight years, he or she files a request to **withdraw** classification with the assessor. Two years from the date of that request the assessor shall withdraw

classification from the land, and the applicable taxes and interest shall be imposed as provided in RCW 84.34.070 and 84.34.108.

6. After the effective date of this agreement, any change in use of the land, except through compliance with items (5), (7), or (9), shall be considered a **breach** of this agreement, and shall be subject to removal of classification and liable for applicable taxes, penalties, and interest as provided in RCW 84.34.080 and RCW 84.34.108.
7. A **breach** of agreement shall not have occurred and the additional tax shall not be imposed if removal of classification resulted solely from:
 - a) Transfer to a governmental entity in exchange for other land located within the State of Washington;
 - b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power in anticipation of the exercise of such power and having manifested its intent in writing or by other official action;
 - c) A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the land owner changing the use of such property;
 - d) Official action by an agency of the State of Washington or by the county or city where the land is located disallowing the present use of such land
 - e) Transfer of land to a church when such land would qualify for exemption pursuant to RCW 84.36.020;
 - f) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (see RCW 84.34.108(6)(f));
 - g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(f);
 - h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification;
 - i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120;
 - j) The creation, sale, or transfer of a fee interest or a conservation easement of private forest lands within unconfined channel migration zones or containing critical habitat for threatened or endangered species under RCW 76.09.040;
 - k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as forest land under chapter 84.33 RCW, or under chapter 84.34 RCW continuously since 1993. The date of death shown on the death certificate is the date used; or
 - l) The discovery that the land was classified in error through no fault of the owner.
8. The county assessor may require an owner to submit data relevant to continuing the eligibility of any parcel of land described in this agreement.
9. The owner may apply for reclassification of the land if reclassification is permissible under RCW 84.34.070.

The parcel(s) of land described in this agreement is subject to the following conditions:

The parcel(s) of land described in this agreement may be used in the following manner:

The parcel(s) of land described in this agreement may be removed if the land is used in the following manner:

It is declared that this agreement specifies the classification and conditions as provided for in Chapter 84.34 RCW and the conditions imposed by this Granting Authority. This agreement to tax according to the use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

Dated _____

Signature of County and/or Legislative Authority

Title

As owner(s) of the herein-described land I/we indicated by my/our signature(s) that I am/we are aware of the potential tax liability and hereby accept the classification and conditions of this agreement.

Owner(s)

Dated _____

(Must be signed by all owners)

Date signed agreement received by Legislative Authority _____

Prepare in triplicate with one copy to each of the following: Owner, Granting Authority, and County Assessor

For tax assistance or to request this document in an alternate format, visit <http://dor.wa.gov/content/taxes/property/default.aspx> or call (360) 534-1400. Teletype (TTY) users may call (360) 705-6718.

June 28, 2011

Open Space – Timber an Open Space-Open Space
Application

Submitted by Bruce E. Coe and Kim M. Coe

Tax Parcel Number	Total Parcel Acres	Owner of Record	Legal Description	Approx Timber Acres*	Approx Open Space Acres*
445635	35.46	Coehorts, LLC	Parcel B3, survey B24/p15, AFN 199902120037 known as NWSW, Tx 1, less Tx 2 and road Acres in Sec. 33, T20N, R17E	13.53	21.93
16565	6.01	Swauk Pines, LLC	Lot 4C, B26/p44-45	3.00	3.01
16564	3.42	Swauk Pines, LLC	Lot 3C, B26/p44-45	3.42	--
953887	2.16	Swauk Pines, LLC	Ptn Lot 5D, B31/p194	2.16	--
16563	3.25	Swauk Pines, LLC	Lot 2C, B26/p44-45	3.25	--
953886	2.10	Swauk Pines, LLC	Ptn 5D, B31/p194	2.10	--
14083	9.6	Swauk Pines, LLC	Lot 1A, survey B26/p44-45, AFN 200194110027, Except that portion of Lot 1A lying within the NE1/4 of Sec. 32-20-17	9.6	--
17787	44.46	Swauk Pines, LLC	Ptn Lot 5D, survey 200509230036, B31/p194 In Sec. 33-20-17	-	44.46
Sub-Total	71.00	Swauk Pines, LLC		23.53	47.47
14084	4.83	Bruce Coe, etux	That Portion of Lot B2, B24/p15, AFN 199902120037, lying within SE1/4 of Sec. 32-20-17	4.83	--
038636	16.88	Bruce Coe, etux	That portion of lot B2, B24/p15, AFN 199902120037 Lying within SW1/4 Sec. 33-20-17	8.2	8.68
Sub-Total	21.71	Bruce Coe, etux		13.03	8.68
TOTAL	128.17	All owners		50.09	78.08

* Note: Actual acres in each classification will be determined during field work for timber management plan.